



DNRC Timber Appraiser



Appraisal Name	Cripple Horse 12
Appraisal Type	Sale
Area Office	NWLO
Date	2/27/2023

Appraisal Summary	Per Ton	Per Mbf	Acres, Factor and FI Fees	Unit
Minimum Bid Price	\$15.23	\$97.16	Harvest Unit	151 Acres
FI Fee	\$4.17	\$26.60	Net Conversion	6.38 Tons/Mbf
			NWLO	\$26.60 /Mbf
			SWLO	\$21.75 /Mbf
			CLO	\$8.20 /Mbf
			EAST	\$1.00 /Mbf
Minimum Sale Value	\$156,245			
Estimated Sale Volume	10,259	Tons		
Total FI Payment	\$42,780			
5% Bid Deposit	\$7,812			

Appraisal Species	Volume (Mbf)	DBH (Avg)	WWPA Lumber 4th Q 22	Minimum Value
Ponderosa pine	3	11.0	\$733.63	\$333.90
Douglas-fir	1,277	12.2	\$640.05	\$124,034.54
Western larch	286	11.1	\$640.05	\$27,772.48
Lodgepole pine	14	12.6	\$488.00	\$1,369.58
White fir	7	21.0	\$494.20	\$726.30
White pine			\$984.08	\$0.00
White wood/other	21	11.7	\$488.00	\$2,049.84
Red cedar			\$1,447.37	\$0.00
Blue stained			\$478.72	\$0.00
Dead/dry			\$369.71	\$0.00
Total	1,609	12.0	\$636	\$156,286.64

Contract Costs	Unit	Log and Haul Costs	Unit	Logging Percent
Development Costs	\$31,684 Total	Tractor Yarding	1500 Feet	100
Maintenance Costs	\$1,618 Total	Other Yarding	Feet	
Slash Costs	\$7,565 Total	Skyline Yarding	Feet	
		Unpaved Haul	1.6 Miles	
		Paved Haul	65.5 Miles	